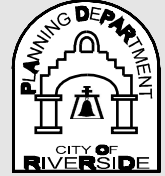


AGENDA
CITY OF RIVERSIDE
CITY PLANNING COMMISSION
1,877th Meeting



9:00 a.m. March 3, 2005
COUNCIL CHAMBER, CITY HALL
3900 MAIN STREET

COMMISSIONERS: Agnew, Brown, Comer, Densmore, Kurani, Leonard, Norton, Singletary, Stephens

PLEASE NOTE: The scheduled hearing times are approximate. No item will be heard before its scheduled time but may be heard later in the meeting.

City Planning Commission action on all items may be appealed to the City Council within ten calendar days for zoning cases and fifteen calendar days for maps. Contact the Planning Department for further information.

State law restricts the Planning Commission from taking action on an item unless it has been included on an agenda and posted at least 72 hours in advance of a meeting or unless the matter falls within one of the narrow exceptions. Consequently, any item not listed on this agenda will normally have to be delayed until the item can be made part of a posted agenda. Additionally, significant changes to a project made subsequent to posting of the agenda and not addressed in the Planning Commission staff report will result in continuance of that item in order to allow for adequate review by the Commission.

Upon request, this agenda will be made available in appropriate alternative formats to persons with disabilities, as required by Section 202 of the Americans with Disabilities Act of 1990. Any person with a disability who requires a modification or accommodation in order to participate in a meeting should direct such request to the City's ADA Coordinator at (951) 826-5269 or TDD at (951) 826-2515 at least 48 hours before the meeting, if possible.

THE FOLLOWING BUSINESS TO BE CONDUCTED

A. **ELECTION OF OFFICERS FOR THE ENSUING YEAR** - 9:00 a.m.

- | | |
|---------------|---------------------|
| 1. Chair | 3. Secretary |
| 2. Vice Chair | 4. Sergeant at Arms |

B. **APPOINTMENT OF LAND USE COMMITTEE LIAISON** - 9:00 a.m.

The Planning Commission will select one of its members to represent the Commission at meetings of the City Council Land Use Committee.

C. **APPOINTMENT OF FOUR MEMBERS TO THE ACCESSIBILITIES APPEALS BOARD** - 9:00 a.m.

The Planning Commission will select four of its members to serve on this seven-member Board. The Accessibilities Appeal Board meetings are called whenever there is an appeal of the Building

Official decision regarding access for the disabled. The Board is comprised of four planning commissioners and three members of the disabled community.

D. **PLANNING/ZONING MATTERS FROM THE AUDIENCE** - 9:00 a.m.

If there is no one from the audience wishing to speak, the Commission will move to the Consent Calendar. Any discussion during this portion of the agenda will be restricted to no more than 15 minutes. Further discussion of any matter beyond 15 minutes will be continued to follow the public hearing calendar or scheduled for a later agenda.

E. **CONSENT CALENDAR** - 9:00 a.m.

The following items will be acted upon with one motion and without discussion as recommended by the Planning Department unless a member of the Planning Commission or the audience requests that any item be considered individually. Prior to voting the Consent Calendar, the Chairperson will ask the Commission and the audience if any item need be discussed.

F. **DISCUSSION CALENDAR** - 9:00 a.m.

This portion of the City Planning Commission's agenda is for all matters where staff and public participation is anticipated, and for any item removed from the Consent Calendar by the City Planning Commission or the public at the beginning of the Commission meeting. Audience participation is encouraged.

1. **ADMINISTRATIVE PLANNING CASE P04-1080 (Continued from February 3, 2005):** Proposed Minor Conditional Use Permit by Mark Moscal on behalf of Nations Rent to install a 2,000 gallon above ground fuel tank for non-commercial use at an existing equipment rental and storage facility on approximately 6 acres located at 3275 Columbia Avenue, situated at the northwesterly corner of Columbia Avenue and Primer Street, in the C-3 General Commercial Zone. *(The applicant requests continuance to the March 17, 2005 meeting and staff concurs.)*

G. **PUBLIC HEARINGS** - 9:00 a.m.

- 2a. **PLANNING CASE P04-1289 (Continued from February 17, 2005):** Proposed conditional use permit by Terry Talley on behalf of Neal T. Baker Enterprises to construct an approximately 2,100 square foot fast food restaurant with a drive thru "Baker's" on approximately 1.06 vacant acres at 1300 West Blaine Street, situated on the southwesterly corner of Blaine Street and Iowa Avenue, in the C-2 - Restricted Commercial Zone. *(This case to be heard concurrently with Planning Cases P04-1290 and P04-1292.) (The applicant requests continuance to the March 17, 2005 meeting and staff concurs.)*
- 2b. **PLANNING CASE P04-1290 (Continued from February 17, 2005):** Proposed conditional use permit by William Navigato to construct and operate an approximately 2,244 square foot automotive oil change facility "Grease Monkey" on approximately 1.06 vacant acres at 1300 West Blaine Street, situated on the southwesterly corner of Blain Street and Iowa Avenue, in the C-2 - Restricted Commercial Zone. *(This case to be heard concurrently with*

Planning Cases P04-1289 and P04-1292.) (The applicant requests continuance to the March 17, 2005 meeting and staff concurs.)

- 2c. **PLANNING CASE P04-1292 (Continued from February 17, 2005):** Design Review of Plot Plan and Building Elevations by Terry Talley on behalf of Neal T. Baker Enterprises for an approximately 2,100 square foot fast food restaurant with a drive thru and an approximately 2,244 square foot automotive oil change facility “Grease Monkey” on approximately 1.06 vacant acres at 1300 West Blaine Street, situated on the southwesterly corner of Blaine Street and Iowa Avenue, in the C-2 - Restricted Commercial Zone. *(This case to be heard concurrently with Planning Cases P04-1289 and P04-1290.) (The applicant requests continuance to the March 17, 2005 meeting and staff concurs.)*
- 3a. **PLANNING CASE P04-0803 (Continued from February 17, 2005):** Proposed Tract Map 32476 by CSL Engineering on behalf of the Merickel Companies to subdivide approximately 23 acres of vacant land into 34 lots for the future development of single family residences, situated on the southerly side of the future extension of Norwood Avenue, westerly of College Avenue, in the RC - Residential Conservation and R-1-65-Single Family Residential Zones. *(This case is being concurrently heard with Planning Case P04-0967.) (The applicant requests continuance to the March 17, 2005 meeting and staff concurs.)*
- 3b. **PLANNING CASE P04-0967 (Continued from February 17, 2005):** Proposed general plan amendment by CSL Engineering on behalf of the Merickel Companies to amend the General Plan land use designation for approximately 8.8 acres of vacant land situated on the southerly side of the future extension of Norwood Avenue, westerly of College Avenue from RHS - Hillside Residential to RLD - Low Density Residential. *(This case is being heard concurrently with Planning Case P04-0803.) (The applicant requests continuance to the March 17, 2005 meeting and staff concurs.)*
- 4a. **PLANNING CASE P05-0005 (Continued from February 17, 2005):** Proposed rezoning by A.A. Webb on behalf of Thompson-Kimmel Land Company to amend the Municipal Code (Title 19) to rezone approximately 1.6 vacant acres, situated on the northwesterly corner of El Cerrito Drive and Sycamore Canyon Boulevard, from the R-3-Multiple Family Residential Zone to the R-1-65-Single Family Residential Zone. *(This case is being concurrently heard with Planning Case P04-1516.) (The applicant requests continuance to the April 7, 2005 meeting and staff concurs.)*
- 4b. **PLANNING CASE P04-1516 (Continued from February 17, 2005):** Proposed Tract Map 32820 by A.A. Webb Associates of behalf of Thompson-Kimmel Land Company, to subdivide approximately 21 vacant acres into 44 lots for single family residential purposes, situated on the northwesterly side of El Cerrito Drive, southwesterly of State Highway 60 in the R-1-65 -Single Family Residential, R-1-80-Single Family Residential and R-3-Multiple Family Residential Zones. *(This case is to be heard concurrently with Planning Case P05-0005) (The applicant requests continuance to the April 7, 2005 meeting and staff concurs.)*
5. **PLANNING CASE P04-1493 and P04-1494 (Continued from February 17, 2005):** Proposed Parcel Map 33033 and design review case by Robert Porter on behalf of Ed Bonanni, to subdivide approximately 4.3 acres into 8 parcels for industrial purposes and

construct 8 industrial buildings, situated on the west side of Doolittle Street, south of Morris Street in the MP- Manufacturing Park Zone. (*The applicant requests continuance to the March 17, 2005 meeting and staff concurs.*)

6. **PLANNING CASE P04-1495 and P04-1496:** Proposed Parcel Map 33034 and design review case by Robert Porter on behalf of Ed Bonanni, to subdivide approximately 6.92 into 6 parcels for industrial purposes and construct 6 industrial buildings, situated on both sides of Rivera Street, between Garner and Alamo Streets in the M - 1- Light Manufacturing Zone. (*The applicant requests continuance to the March 17, 2005 meeting and staff concurs.*)
7. **PLANNING CASE P04-1379:** Proposal of Thu Tran for a conditional use permit for an automotive repair facility on an approximately .5 acre parcel developed with an automotive repair facility at 11009 and 11019 Hole Avenue, situated on the northerly side of Hole Avenue, between Wells and Doane Avenues, in the C-3 — General Commercial Zone. (*The applicant requests continuance to the March 17, 2005 meeting and staff concurs.*)
8. **PLANNING CASES P04-1419 & P04-1420 (Continued from February 3, 2005):** Proposed rezoning and design review of a plot plan and building elevations by TR Design Group and the Hunt Group on behalf of Macias Furniture to amend the Municipal Code (Title 19) to rezone an approximately 0.85 acre vacant parcel at 4175 Van Buren Boulevard, situated on the easterly side of Van Buren Boulevard, southerly of California Avenue, from the RO - Restricted Office Zone to the C-2 Restricted Commercial Zone to facilitate the development of a 19,250 square-foot two-story furniture store and related on-site parking and landscaped areas. (*The applicant requests continuance to April 7, 2005 and staff concurs.*)
- 9a. **PLANNING CASES P04-1476 and P04-1477 (Continued from February 17, 2005):** Proposed planned residential development and design review by Withee Malcolm Architects on behalf of Lard investments L.P. to establish a 95 unit planned residential development with 95 one, two and three-bedroom apartment units together with parking, private and common open space areas on approximately 4.42 acres developed with several abandoned accessory buildings located at 4826 Van Buren Boulevard, situated on the westerly side of Van Buren Boulevard southerly of Wells Avenue, in the R-1-65 Single Family Residential Zone. (*These cases are being heard concurrently with Planning Case P04-1478.*) (*The applicant requests further continuance to the March 17, 2005 meeting and staff concurs.*)
- 9b. **PLANNING CASE P04-1478 (Continued from February 17, 2005):** Proposed rezoning by Withee Malcolm Architects on behalf of Lard Investments L.P. to amend the Municipal Code (Title 19) to rezone approximately 4.42 acres developed with several abandoned accessory buildings located at 4826 Van Buren Boulevard, situated on the westerly side of Van Buren Boulevard southerly of Wells Avenue, from the R-1-65 Single Family Residential Zone and the C-2 - Restricted Commercial Zone to the R-3 Multiple Family Residential Zone. (*This case is being heard concurrently with Planning Cases P04-1476 and P04-1477.*) (*The applicant requests further continuance to the March 17, 2005 meeting and staff concurs.*)
- 10a. **PLANNING CASE P04-1540:** Proposed rezoning by Studio 3 Architects on behalf of Martha P. Perera of ANJ, Inc. to amend the Municipal Code (Title 19) to rezone 4 parcels

totaling approximately 3 acres, each developed with single family residences and related accessory buildings, located at 11467 through 11521 Magnolia Avenue, situated on the northerly side of Magnolia Avenue, easterly of the on-ramp to the westbound Riverside (91) Freeway interchange, from the R-1-65- Single Family Residential Zone to the R-3-Multiple Family Residential Zone. *(This case is being heard concurrently with Planning Cases P04-1541, P04-1542, and P04-1543.) (The applicant requests continuance to the March 17, 2005 meeting and staff concurs.)*

- 10b. **PLANNING CASE P04-1541:** Proposed Tract Map 33290 by Studio 3 Architects on behalf of Martha P. Perera of ANJ, Inc. to subdivide 4 existing parcels developed with 4 single family residences and related accessory buildings totaling approximately 3 acres for condominium purposes to facilitate development of a 65 unit residential condominium project, located at 11467 through 11521 Magnolia Avenue, situated on the northerly side of Magnolia Avenue, easterly of the on-ramp to the westbound Riverside (91) Freeway interchange in the R-1-65-Single Family Residential Zone (Proposed R-3-Multiple Family Residential Zone under related Planning Case P04-1540). *(This case is being heard concurrently with Planning Cases P04-1540, P04-1542, and P04-1543.) (The applicant requests continuance to the March 17, 2005 meeting and staff concurs.)*
- 10c. **PLANNING CASES P04-1542 and P04-1543:** Proposed Planned Residential Development permit and design review of a plot plan and building elevations by Studio 3 Architects on behalf of Martha P. Perera of ANJ, Inc. to establish a 65 unit planned residential development with 65 two bedroom units together with parking, private and common open space on approximately 3 acres currently developed with four single family residences and related accessory buildings at 11467 through 11521 Magnolia Avenue, situated on the northerly side of Magnolia Avenue, easterly of the on-ramp to the westbound Riverside (91) Freeway interchange, in the R-1-65-Single Family Residential Zone (Proposed R-3-Multiple Family Residential Zone under related Planning Case P04-1540). *(This case is being heard concurrently with Planning Cases P04-1540 and P04-1541) (The applicant requests further continuance to the March 17, 2005 meeting and staff concurs.)*
- 11a. **PLANNING CASE P04-1566:** Proposed conditional use permit by Mark Rubin to construct a 2,410-square-foot, fast food, drive-thru restaurant on approximately .54 vacant acres at the Mission Village Shopping Center, situated southerly of Alessandro Boulevard on the easterly side of Mission Grove Parkway in the C-2- SP – Restricted Commercial and Specific Plan (Mission Grove) Combining Zones. *(This case to be heard concurrently with Planning Case P04-1567)*
- 11b. **PLANNING CASE P04-1567:** Proposal by Mark Rubin for design review of a plot plan and building elevations for a 2,410-square-foot, fast food, drive-thru restaurant on approximately .54 vacant acres at the Mission Village Shopping Center, situated southerly of Alessandro Boulevard on the easterly side of Mission Grove Parkway in the C-2- SP – Restricted Commercial and Specific Plan (Mission Grove) Combining Zones. *(This case to be heard concurrently with Planning Case P04-1566)*

10:00 a.m.

12. **PLANNING CASE P04-1309** *(Continued from February 17, 2005)*: Proposed conditional use permit by Malcolm McCassy to establish a private recreational facility consisting of an indoor mini-motorcycle track within an existing warehouse building on approximately 2 acres at 3230 Vine Street, situated on the westerly side of Vine Street between Third Street and First Street, in the M - 2 – General Manufacturing Zone.
13. **NOTICE OF PROPOSED AMENDMENT TO TITLE 19 OF CITY CODE (ZONING)**
PLANNING CASE P04-1369 *(Continued from February 17, 2005)*: Proposal of City of Riverside to amend the Zoning Ordinance (Title 19 of the Municipal Code) by revising Chapter 19.65 (Planned Residential Developments) to allow for the clustering of permitted residential units between single family zones occurring within the limits of a PRD for single family residences.
- 14a. **PLANNING CASE P04-1218**: Proposed specific plan amendment by Samuels & Company Inc. to amend the Canyon Springs Specific Plan to add regulations for freeway oriented signage for a new commercial retail center “Canyon Springs Marketplace”, consisting of 16 acres situated southerly of the SR 60 Freeway on the northwest corner of Canyon Springs Parkway and Corporate Center Place. *(This case to be heard concurrently with Planning Case P05-0118)*
- 14b. **PLANNING CASE P05-0118**: Proposed specific plan amendment by Samuels & Company Inc. to amend the Canyon Springs Specific Plan to add regulations for freestanding and building mounted signage for a new commercial retail center “Canyon Springs Marketplace”, consisting of 16 acres situated southerly of the SR 60 Freeway on the northwest corner of Canyon Springs Parkway and Corporate Center Place. *(This case to be heard concurrently with Planning Case P04-1218)*
- 15a. **PLANNING CASE P04-1586**: Proposed specific plan amendment by Transcan Development, LLC to amend the Canyon Springs Specific Plan to add regulations for freeway oriented signage for a new commercial retail center “Canyon Crossings”, consisting of 87 acres situated southerly of the SR 60 Freeway and easterly of the 215 Freeway. *(This case to be heard concurrently with Planning Case P04-1585)*
- 15b. **PLANNING CASE P04-1585**: Proposed specific plan amendment by Transcan Development, LLC to amend the Canyon Springs Specific Plan to add regulations for freestanding and building mounted signage for a new commercial retail center, “Canyon Crossings”, consisting of 87 acres situated southerly of the SR 60 Freeway and easterly of the 215 Freeway. *(This case to be heard concurrently with Planning Case P04-1586.)*

10:30 a.m.

- 16a. **PLANNING CASE P04-1513**: Proposed conditional use permit by RHL Design Group Inc. on behalf of Chevron/Texaco to remodel an existing automotive service station on approximately 1.14 acres at 3390 La Sierra Avenue, situated on the southerly corner of La Sierra and Indiana Avenues, in the C-2-X-Restricted Commercial and Building Setback

Combining Zone. In conjunction with this application, the applicant is requesting permission for off-site sales of beer and wine. *(This case to be heard concurrently with case P04-1514.)*

- 16b. **PLANNING CASE P04-1514:** Design Review (site plan and building elevations) of a proposal by RHL Design Group Inc. on behalf of Chevron/Texaco to remodel an existing automotive service station on approximately 1.14 acres at 3390 La Sierra Avenue, situated on the southerly corner of La Sierra and Indiana Avenues, in the C-2-X-Restricted Commercial and Building Setback Combining Zone. *(This case to be heard concurrently with case P04-1513)*

H. **DISCUSSION OF FUTURE AGENDA ITEMS**

I. **MISCELLANEOUS PLANNING AND ZONING ITEMS**

17. Discussion of CPC Rules of Conduct.
18. Report from the City Planning Commission representative to the City Land Use Committee.
19. Recent City Council actions of interest to the City Planning Commission.
20. Briefing on upcoming agenda items.

- J. **MINUTES** The minutes of September 30, 2004 (Workshop), November 4, 2004 (Workshop), and December 9, 2004 to be presented for approval.

K. **PUBLIC HEARING - RAMONA HIGH SCHOOL, 7675 MAGNOLIA AVENUE - 6:00 p.m.**

21. **PLANNING CASE P04-0178:** Planning Commission review of the General Plan 2025 Program and related Final Program Environmental Impact Report (SCH NO. 2004021108). The General Plan 2025 Program consists of the following components: 1) the City of Riverside General Plan 2025; 2) the comprehensive revision of the City of Riverside Zoning Code (Title 19 of the Municipal Code) and the rezoning of properties to reflect new zone names; 3) the comprehensive revision of the City of Riverside Subdivision Code (Title 18 of the Municipal Code); 4) the Citywide Design Guidelines; and 5) the Implementation Plan.

L. **ADJOURNMENT**

Adjournment to the March 10, 2005 meeting at 6:00 p.m. in the Art Pick Council Chambers.